



# Brownfields Assessment Demonstration Pilot

## *Hennepin County, MN*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

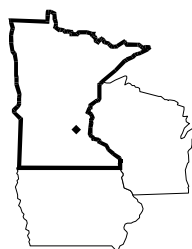
EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA has selected Hennepin County for a Brownfields Pilot. The county contains one-quarter (1,050,000) of Minnesota's population and includes the city of Minneapolis and 45 suburbs. Because of past industrial development, the county must now contend with environmentally contaminated lands. The county is responsible for almost 100 brownfields, many of which they have assessed or are assessing.

The target area for the Pilot is adjacent to and northwest of downtown Minneapolis. The population of the area is nearly 10,000—more than 70% of whom are people of color and 50% of whom are below the poverty level. This area has the lowest income and the highest crime rates in the state. The Pilot will focus on three sites in this area: Doc's Auto, Warden Oil, and Chemical Marketing Corporation. Hope for redevelopment of these sites is complicated because of heavy concentrations of contamination, poor accessibility, high crime, and low income. The Doc's Auto site formerly housed an auto salvage yard and sits directly above the Basset Creek tunnel. This site is located in a federal Enterprise Community. Warden Oil, a 1.6-acre site about 200 feet from Basset Creek, operated for approximately 65 years refining waste lubricating oils and transmission fluids. The Chemical Marketing Corporation site, a 0.8-acre

### PILOT SNAPSHOT



*Hennepin County, Minnesota*

**Date of Announcement:**  
May 1998

**Amount:** \$200,000

**Profile:** The Pilot targets three brownfields in a distressed area northwest of downtown Minneapolis.

### Contacts:

Community Works  
Hennepin County  
(612) 348-5859

Regional Brownfields Team  
U.S. EPA - Region 5  
(312) 886-5284

Visit the EPA Region 5 Brownfields web site at:  
<http://www.epa.gov/R5Brownfields/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:  
<http://www.epa.gov/brownfields/>

private parcel also next to the Basset Creek waterway, previously housed a waste solvent recycler.

## **OBJECTIVES**

The Pilot will focus on identifying both interim- and long-term-use cleanup and redevelopment strategies for the area's brownfields. Interim use is an innovative way to address brownfields sites that may include adoption of recreational park and green space uses as an intervening approach to spark future neighborhood and commercial redevelopment strategies, by enhancing the livability and desirability of the distressed areas. The Pilot will evaluate different options for interim use of the targeted sites. The Pilot also seeks to implement a community visioning process as a means of interacting with area residents, including non-traditional populations that do not normally participate in such processes, community and environmental groups, businesses, and lenders to develop cleanup and reuse strategies. The Pilot will also evaluate creative funding mechanisms.

## **ACCOMPLISHMENTS AND ACTIVITIES**

Activities planned as part of this Pilot include:

- Creating interim-use plans for the targeted sites;
- Conducting site assessments at the three targeted brownfields;
- Conducting a community visioning process to ensure public and private participation in environmental cleanup and land use planning;
- Identifying additional sources for financing cleanups; and
- Formulating a long-range cleanup and development plan.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.